160.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,100 / 834,100
					USE VALUE:	834,100 / 834,100
					ASSESSED:	834,100 / 834,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARD KEVIN L &
Owner 2:	HANNIGAN EILEEN
Owner 3:	
Street 1:	106 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FINN ROBERT F & H LORETTA -
Owner 2:	-
Street 1:	106 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1937 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	379,500	3,100	451,500	834,100
Total Card	0.172	379,500	3,100	451,500	834,100
Total Parcel	0.172	379,500	3,100	451,500	834,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.56 /Parcel: 430.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106904

GIS Ref

GIS Ref

Insp Date 07/21/18

!12532!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,500	3100	7,500.	451,500	834,100		Year end	12/23/2021
2021	101	FV	368,200	3100	7,500.	451,500	822,800		Year End Roll	12/10/2020
2020	101	FV	342,200	3100	7,500.	451,500	796,800	796,800	Year End Roll	12/18/2019
2019	101	FV	269,300	3100	7,500.	451,500	723,900	723,900	Year End Roll	1/3/2019
2018	101	FV	275,300	3100	7,500.	399,900	678,300	678,300	Year End Roll	12/20/2017
2017	101	FV	275,300	3100	7,500.	335,400	613,800	613,800	Year End Roll	1/3/2017
2016	101	FV	275,300	3100	7,500.	335,400	613,800	613,800	Year End	1/4/2016
2015	101	FV	260,200	3100	7,500.	290,300	553,600	553,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:02:14

LAST REV

Date	Time
09/22/20	14:42:42
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12532

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINN ROBERT F &	64232-1		9/15/2014		620,000	No	No		
	10318-374		7/24/1963			No	No		N

USER DEFINED

Prior Id # 1:	106904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	711	Inter Fi	94,929	C				
11/16/2016	1401	Re-Roof	6,000	C				
11/16/2016	1402	Re-Roof	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	Permit Visit	PT	Paul T
7/21/2018	Inspected	HS	Hanne S
6/8/2018	MEAS&NOTICE	BS	Barbara S
3/6/2009	Meas/Inspect	163	PATRIOT
12/24/2008	Measured	336	PATRIOT
11/3/2000	Hearing N/C	163	PATRIOT
1/26/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19200540
Const Adj.:	0.99841499
Adj $ / SQ:	160.666
Other Features:	89500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515561
Depreciation:	136108
Depreciated Total:	379453

COMMENTS

PDAS, OF=SINK AND TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

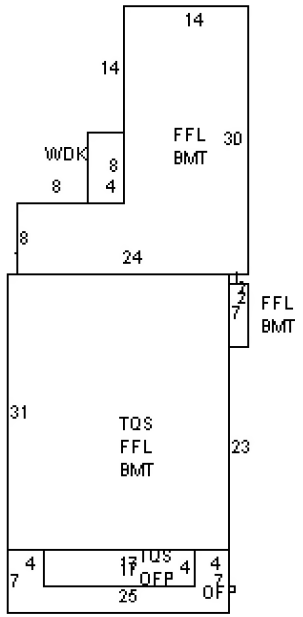
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.73
Special Features:	0	Val/Su Net:	110.03
Final Total:	379500	Val/Su SzAd	195.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,305	48.200	62,901
FFL	First Floor	1,305	160.670	209,669
TQS	3/4 Story	632	160.670	101,581
OFP	Open Porch	175	25.890	4,530
WDK	Deck	32	15.970	511

Net Sketched Area:	3,449			Total:	379,192
Size Ad	1937.25	Gross Area	3660	FinArea	1937

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1915	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100

IMAGE

AssessPro Patriot Properties, Inc